

Marc A. Greenfield
Chair



Jorge O. Elorza
Mayor

PUBLIC NOTICE
CITY OF PROVIDENCE
ZONING BOARD OF REVIEW
444 WESTMINSTER STREET, 2ND FLOOR
PROVIDENCE, RHODE ISLAND 02903

Notice is hereby given that the Zoning Board of Review will be in session in the **Second Floor Law Conference Room at the Mayor Joseph A. Doorley Municipal Building located at 444 Westminister Street, Providence, Rhode Island on Tuesday, September 20, 2016 at 5:30 P.M.** when all persons interested will be heard for or against the granting of the following applications pursuant to Section 1703 of the Zoning Ordinance:

I. NEW MATTERS:

EXCHANGE ST. HOTEL, LLC (applicant): 5 Exchange Street, Plat 19, Lot 120, Located in a D-1 Downtown District and Capital Center Special Development District, requested that Resolution No. 16-02 be extended for a period of six(6) months until May 2, 2017, pursuant to Section 1902(E) of the City of Providence Ordinance.

JOSEPH A. TENORI (owner): 683-685 Hope Street, Plat 6, Lot 393, located in a R-2 Residential District, applied for a USE and DIMENSIONAL VARIANCE seeking relief from Table 12-1: Use Matrix and from Table 14-1: Parking Requirements in the proposed change in use from a two family to a three family dwelling. The lot contains 4,908 square feet land area with two parking spaces.

WOODMON REALTY, LLC (owner): 63 Narragansett Avenue, Plat 125, Lot 179, located in a M-MU-75 Mixed-Use Industrial District, applied for a USE VARIANCE seeking relief from 1400 (C) & 1402 required parking and number of spaces. The table requires one space for every eight seats for the proposed change of use to a place of worship. There is currently no off street parking at this property. The lot contains 19,824 square feet of land area.

IMPERIAL INVESTMENTS INC./SATHUAN K. SA (Applicants & Owner): 17 and 21 Jenkins Street, Plat 8, Lot 106 & 450, located in a R-3 Residential District, applied for a DIMENSIONAL VARIANCE seeking relief from 2003 (E): Merger of Substandard lots of Record in the proposed construction of a two family dwelling on each of the lots. The lots contain 3,691 and 3,960 square feet of land area.

MARTHA ARAMIAN REVOCABLE TRUST (owner) and LOCKWOOD/MCKINNON GROUP (applicant): 150 Douglas Avenue, Plat 68, Lot 840, located in a C-2 General Commercial District, applied for a DIMENSIONAL VARIANCE seeking relief from Table 16-1: freestanding signs regulations in the proposed installation of a new pole sign 25' in height with 79 square feet of signage. This exceeds the maximum height of 15' and size of 20 sf allowed in this zone. The lot contains 23,980 square feet of land area.

HOME VILLAS PROPERTIES LLC (owner) and GERALD BRENNAN (applicant): 18 Barrows Street, Plat 108, Lot 60, located in a R-3 Residential District, applied for a DIMENSIONAL VARIANCE seeking relief from 2001(B) expanding a nonconforming use (four family dwelling) by proposing bedrooms of one of the units into the 3rd floor previously used as attic storage. The lot contains 4,356 square feet of land area.

PROVIDENCE CAPITAL II, LLC (Owner & Applicant): 86-100 Dorrance Street, Plat 20, Lots 191 and 201, located in a D-1 Downtown District; filed an application requesting a SPECIAL USE PERMIT for live entertainment as an ancillary use to the existing restaurant use, pursuant to Table 12-1 and Section 1202(Q) of the Zoning Ordinance. No exterior alteration is proposed. The lots contain approximately 777 and 1,360 square feet of land area.

PROVIDENCE CAPITAL, LLC (Owner & Applicant): 100 Dorrance Street also known as 61 Orange Street and 100 Weybosset Street, Plat 20, Lots 62 and 202, located in a D-1 Downtown District; filed an application requesting a SPECIAL USE PERMIT for live entertainment as an ancillary use to the existing restaurant use, pursuant to Table 12-1 and Section 1202(Q) of the Zoning Ordinance. No exterior alteration is proposed. The lots contain approximately 1,270 and 9,358 square feet of land area.

THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT (401) 421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.

ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRECION DE LA JUNTA DE REVISIONES DE ZONA.

LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES AL (401) 421-7768, POR LO MEMOS 48 HORAS ANTES DE SU FECHA DE JUICIO.

David Rodio, ABO
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FREE PARKING AVAILABLE AT BUILDING ACCESSIBLE FROM GREENE STREET